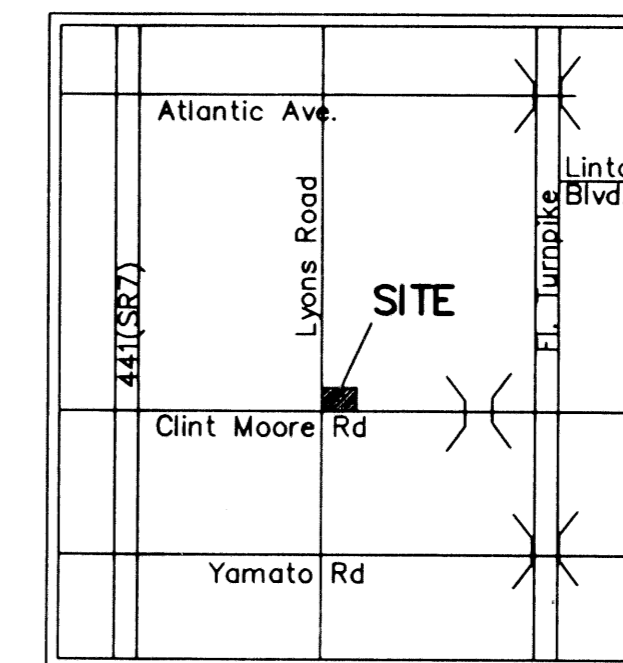
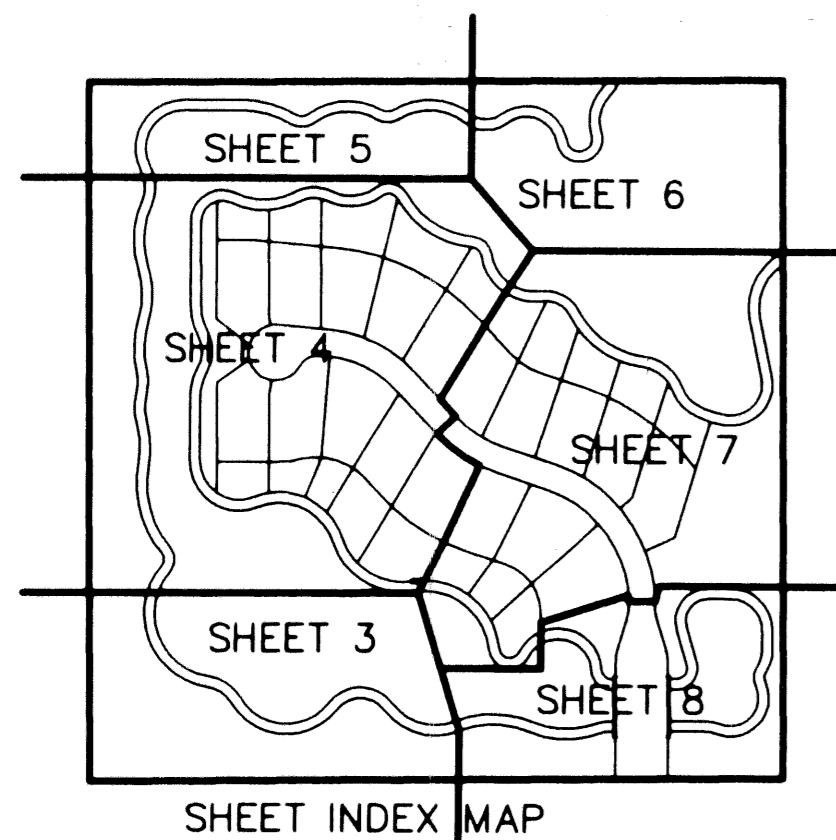
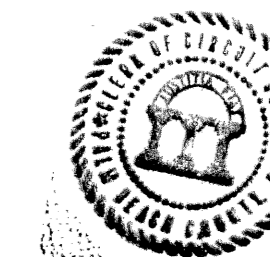


LE RIVAGE, A P.U.D.

BEING A REPLAT OF TRACTS 102 THROUGH 109, BLOCK 71, TOGETHER WITH A PORTION OF THE ADJACENT ROADWAYS TO THE NORTH AND TO THE WEST, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54 SECTION 32, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND SECTION 5, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
 JANUARY, 2001 SHEET 1 OF 8



LOCATION MAP
NOT TO SCALE



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD 8:33 AM THIS 12 DAY OF April AD, 2001 AND DULY RECORDED IN PLAT BOOK 90 ON PAGES 58 THROUGH 65
 DOROTHY H. WILKEN, CLERK
 BY: [Signature], D.C.

CIRCUIT COURT SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CHARLIE'S 40, LTD., A FLORIDA LIMITED PARTNERSHIP OWNER OF THE LAND SHOWN HEREON AS "LE RIVAGE, A P.U.D.", BEING A PORTION OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND A PORTION OF SECTION 5, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND BEING A REPLAT OF TRACTS 102 THROUGH 109, BLOCK 71, AND A PORTION OF THE ADJACENT ROADWAYS TO THE NORTH AND TO THE WEST, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND A PORTION OF SECTION 5, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALSO BEING A PORTION OF BLOCK 71, AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 102 THROUGH 109, BLOCK 71, OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THE EAST 25.00 FEET OF A 50.00 FOOT RIGHT-OF-WAY LYING BETWEEN TRACTS 105 AND 106, BLOCK 71, AND TRACTS 97 AND 128, BLOCK 70, BOUNDED ON THE NORTH BY THE CENTERLINE OF A 30.00 FOOT WIDE PLATTED RIGHT-OF-WAY AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3.

TOGETHER WITH THE SOUTH 15.00 FEET OF A 30.00 FOOT ROAD RIGHT-OF-WAY LYING BETWEEN TRACTS 76 THROUGH 79, BLOCK 71 AND TRACTS 102 THROUGH 105, BLOCK 71, AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3, AND IN THE OFFICIAL RECORDS BOOK 9116, PAGE 1601, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF TRACT 109, BLOCK 71, AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF SAID BLOCK 71, SOUTH 89°33'47" WEST, A DISTANCE OF 1328.34 FEET TO A POINT ON THE CENTERLINE OF THE 50 FOOT ROAD RIGHT OF WAY BETWEEN BLOCKS 70 AND 71 AS SHOWN ON SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE, ALONG SAID CENTERLINE, NORTH 00°26'13" WEST, A DISTANCE OF 1335.00 FEET TO A POINT OF INTERSECTION OF SAID CENTERLINE AND THE WESTERLY PROLONGATION OF THE CENTERLINE OF THE 30 FOOT ROAD RIGHT OF WAY BETWEEN TRACTS 76 THROUGH 83 AND TRACTS 98 THROUGH 105, BLOCK 71 AS SHOWN ON SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE, ALONG SAID CENTERLINE OF THE 30 FOOT ROAD RIGHT OF WAY, NORTH 89°33'47" EAST, A DISTANCE OF 1328.34 FEET TO A POINT OF INTERSECTION OF SAID CENTERLINE OF THE 30 FOOT ROAD RIGHT OF WAY AND THE NORTHERLY PROLONGATION OF THE EAST LINE OF TRACT 102, BLOCK 71, OF SAID PALM BEACH FARMS COMPANY, PLAT NO. 3; THENCE, ALONG SAID EAST LINE OF TRACT 102 AND THE EAST LINE OF TRACT 109, SOUTH 00°26'13" EAST, A DISTANCE OF 1335.00 TO THE POINT OF BEGINNING.

CONTAINING 1,773,336 SQUARE FEET OR 40.71 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LE RIVAGE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT L-40 CANAL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 12129 AT PAGES 1528 THROUGH 1532, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

3. TRACT C, AS SHOWN HEREON, IS HEREBY RESERVED FOR LE RIVAGE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. TRACTS D, E AND F, THE LAKE WORTH DRAINAGE DISTRICT L-40 CANAL EASEMENT TRACTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE LE RIVAGE PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE LE RIVAGE PROPERTY OWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR CANAL RIGHT OF WAY PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

SUBJECT TO THE LAKE WORTH DRAINAGE DISTRICT L-40 CANAL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 12129 AT PAGES 1528 THROUGH 1532, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

5. TRACTS P-1, P-2, P-3 AND P-4, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LE RIVAGE PROPERTY OWNERS ASSOCIATION, INC., AS PRESERVATION AREAS AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. AS PER THE PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE SECTION 6.8.B.8.b(3)(B) TRACTS ARE SUBJECT TO A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 12353 AT PAGE 1972, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. TRACTS LK-1 AND LK-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LE RIVAGE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

SUBJECT TO THE CONSERVATION EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 12353 AT PAGE 1972, AND OFFICIAL RECORDS BOOK 12262 AT PAGE 1511, AND THE EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 12092 AT PAGE 1055, AND THE EXISTING FLOWAGE COVENANT AS RECORDED IN OFFICIAL RECORDS BOOK 12141 AT PAGES 1893 THROUGH 1903, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

7. THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LE RIVAGE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LE RIVAGE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

9. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

10. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

11. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LE RIVAGE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

12. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, CHARLIE'S 40, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 7th DAY OF FEBRUARY, 2001.

CHARLIE'S 40, LTD., A FLORIDA LIMITED PARTNERSHIP
 BY: CHARLIE'S 40, INC., A FLORIDA CORPORATION,
 AS GENERAL PARTNER

WITNESS: [Signature] BY: [Signature]
 PRINT NAME: Sue Ann Brown ROBERT J. SCHMIER
 PRESIDENT

WITNESS: [Signature]
 PRINT NAME: Betty Williamson

SEAL
 CHARLIE'S 40, INC.

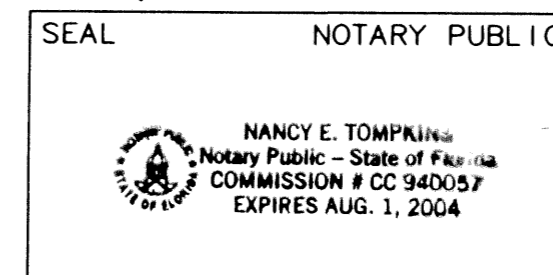
ACKNOWLEDGMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ROBERT J. SCHMIER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CHARLIE'S 40, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF CHARLIE'S 40, LTD., A FLORIDA LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF February, 2001.

MY COMMISSION EXPIRES: 08-01-04 DATE [Signature]
 NOTARY PUBLIC



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE LE RIVAGE PROPERTY OWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 7th DAY OF FEBRUARY, 2001.

LE RIVAGE PROPERTY OWNERS ASSOCIATION, INC.
 A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: [Signature] BY: [Signature]
 PRINT NAME: Sue Ann Brown ROBERT J. SCHMIER
 PRESIDENT

WITNESS: [Signature]
 PRINT NAME: Betty Williamson

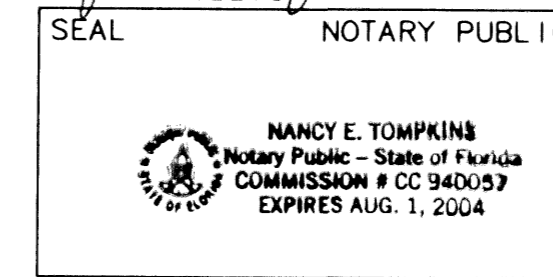
ACKNOWLEDGMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ROBERT J. SCHMIER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LE RIVAGE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF February 2001.

MY COMMISSION EXPIRES: 08-01-04 DATE [Signature]
 NOTARY PUBLIC



SEAL
 LE RIVAGE
 PROPERTY OWNERS ASSOC., INC.
 SEAL
 COUNTY ENGINEER

APPROVALS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 11 DAY OF April, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: [Signature]
 GEORGE T. WEBB, P.E., COUNTY ENGINEER

ACREAGE TABULATION

DEVELOPMENT AREA	PRESERVATION AREA
LOT 1D 0.42 ACRES	LOT 1P 0.17 ACRES
LOT 2D 0.38 ACRES	LOT 2P 0.19 ACRES
LOT 3D 0.36 ACRES	LOT 3P 0.17 ACRES
LOT 4D 0.36 ACRES	LOT 4P 0.23 ACRES
LOT 5D 0.37 ACRES	LOT 5P 0.18 ACRES
LOT 6D 0.37 ACRES	LOT 6P 0.18 ACRES
LOT 7D 0.40 ACRES	LOT 7P 0.28 ACRES
LOT 8D 0.37 ACRES	LOT 8P 0.28 ACRES
LOT 9D 0.37 ACRES	LOT 9P 0.17 ACRES
LOT 10D 0.41 ACRES	LOT 10P 0.19 ACRES
LOT 11D 0.40 ACRES	LOT 11P 0.19 ACRES
LOT 12D 0.44 ACRES	LOT 12P 0.12 ACRES
LOT 13D 0.46 ACRES	LOT 13P 0.11 ACRES
LOT 14D 0.38 ACRES	LOT 14P 0.25 ACRES
LOT 15D 0.41 ACRES	LOT 15P 0.32 ACRES
LOT 16D 0.37 ACRES	LOT 16P 0.16 ACRES
LOT 17D 0.45 ACRES	LOT 17P 0.16 ACRES
LOT 18D 0.46 ACRES	LOT 18P 0.17 ACRES
TRACT A 1.82 ACRES	TRACT P-1 0.11 ACRES
TRACT C 0.18 ACRES	TRACT P-2 0.26 ACRES
	TRACT P-3 2.05 ACRES
	TRACT P-4 4.34 ACRES
	TRACT LK-1 17.26 ACRES
	TRACT LK-2 0.97 ACRES
TOTAL 9.18 ACRES	TOTAL 28.51 ACRES

TRACT B 1.76 ACRES
 TRACT D 0.94 ACRES
 TRACT E 0.10 ACRES
 TRACT F 0.22 ACRES

P.U.D. TABULAR DATA
 LE RIVAGE P.U.D. PETITION NO. PD099-059

TOTAL AREA	40.71 ACRES
ROADS	1.82 ACRES
PRESERVATION AREAS	6.76 ACRES
WATER MANAGEMENT TRACTS	18.23 ACRES
RECREATION	0.18 ACRES
LWDD L-40 CANAL	1.26 ACRES
DENSITY	0.44 UNITS/ACRE
NUMBER OF UNITS	18

THIS INSTRUMENT WAS PREPARED BY DAVID L. SMITH, P.S.M. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

SHEET 1 OF 8

SCALE: N/A
 P.A. NO.: 99048.00
 DATE: JANUARY 2001
 DRAWING NO.: 46-42-32-5

MOCK • ROOS
 ENGINEERS • SURVEYORS • PLANNERS

5720 Corporate Way, West Palm Beach, Florida 33407
 (561) 683-3113, fax 478-7248

LE RIVAGE, A P.U.D.
 BEING A REPLAT OF TRACTS 102 THROUGH 109, BLOCK 71, TOGETHER WITH A PORTION OF THE ADJACENT ROADWAYS TO THE NORTH AND TO THE WEST, PALM BEACH FARMS COMPANY, PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54 SECTION 32, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND SECTION 5, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

C:\Users\Tech\Documents\WTFDRP01.dwg 02/02/01 04:06:43 PM EST

CAD FILE:
 SCHWTFD/WTFDRP01